

**CITY COUNCIL OF THE CITY OF SAN DIEGO
SUPPLEMENTAL DOCKET NUMBER 1
FOR THE REGULAR MEETING OF
TUESDAY, SEPTEMBER 27, 2005 AT 10:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS – 12TH FLOOR
202 “C” STREET
SAN DIEGO, CA 92101**

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS
RESOLUTIONS:**

ITEM-S500: Two actions related to Authorizing the Sale of the City-Owned Parcel Known as Site 653 to Hillel of San Diego.

(La Jolla Community Area. District 1.)

CITY MANAGER’S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2006-265)

Authorizing the City Manager, or designee, to execute, for and on behalf of the City of San Diego, a Real Estate Sales Agreement;

Authorizing the City Manager, or designee to execute, for and on behalf of the City of San Diego, a grant deed, conveying the approximately 15,341 square foot parcel located at the intersections of La Jolla Village Drive, La Jolla Scenic Drive North, and La Jolla Scenic Way, south of the University of California at San Diego campus, known as Site 653, APN 334-120-26;

Authorizing the City Manager to make any non-material changes to the grant deed, if necessary;

Authorizing the City Auditor and Comptroller to accept \$780,000 and to deposit this amount into the General Fund 100, and authorizing to use this amount for one-time expenses in Fiscal Year 2006.

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)

RESOLUTIONS: (Continued)

ITEM-S500: (Continued)

Subitem-B: (R-2006-266)

Certifying that Mitigated Negative Declaration No. 6098 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations Section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the proposed sale of Site 653 to Hillel of San Diego;

Finding that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, approving the Mitigated Negative Declaration;

Adopting the Mitigation Monitoring and Reporting Program, pursuant to California Public Resources Code Section 21081.6, and adopting a finding of conformance with Section 15074.1(b)(2) of the State of California CEQA Guidelines that the new and revised mitigation measures are equivalent or more effective in mitigating or avoiding potential significant effects and that, in themselves, they will not cause any potentially significant effects on the environment;

Directing the City Clerk to file a Notice of Determination (NOD) with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

CITY MANAGER SUPPORTING INFORMATION:

Site 653 is a vacant triangular shaped 15,341 square-foot City-owned parcel located at the intersections of La Jolla Village Drive, La Jolla Scenic Drive North, and La Jolla Scenic Way, south of the University of California at San Diego (UCSD) campus. An adjoining partial paper street is located along La Jolla Scenic Drive North. If the paper street is vacated, an additional 17,923 square feet can be added to Site 653 to assemble a contiguous parcel totaling 33,264 square feet. The property is a portion of Pueblo Lot 1299 and was acquired by U.S. patent in 1872.

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS (Continued)

RESOLUTIONS: (Continued)

ITEM-S500: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

On April 12, 2000, the Land Use and Housing Committee authorized Real Estate Assets Department staff to issue a request for proposals ("RFP") for the potential sale or lease of the site with a higher priority to be given to student organizations based at UCSD. Staff circulated the RFP and received responses from 1) Hillel of San Diego, who proposed to develop and operate a facility serving the UCSD Jewish student community, and 2) the La Jolla Highlands Homeowners, who proposed to maintain the property as an undeveloped landscaped area. A four member ad hoc committee made up of two City staff members and two members of the La Jolla community reviewed the proposals and subsequently voted (3-1) to recommend entering into negotiations with Hillel of San Diego. Hillel of San Diego provides educational resources, religious services, student programs, and facilities to the local Jewish college community including UCSD and San Diego State University. Nationally, the Hillel organization has similar facilities at locations such as Duke University and University of California at Los Angeles. On November 20, 2000, the City Council authorized the Real Estate Assets Department to enter into exclusive negotiations with Hillel of San Diego. City Council Resolution 294224 states: "for the ground lease of Site 653," but transcripts of the session clearly indicate either a lease or sale was acceptable and intended. Staff recommends selling the parcel to Hillel.

VALUE: An independent fee appraisal of Site 653 dated June 8, 2005 estimated the sale value at \$780,000.

FISCAL IMPACT:

The City will receive \$780,000 upon close of escrow. Proceeds of the sale will be deposited into the City's General Fund 100. Proceeds will be used for onetime expenses in Fiscal Year 2006.

Mendes/Griffith/JPA

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Elisa A. Cusato – Deputy City Attorney

NOTE: See Item 333 of today's docket for a companion item.